

**PARTICULARS** of  
 AND  
**CONDITIONS** of SALE for,  
 THAT MAGNIFICENT  
**FREEHOLD VILLA,**  
 With the PARK, LAWNS, RIVER, PLANTATIONS,  
 and ESTATE,  
 OF THE LATE  
**BOURCHIER CLEEVE, Esq;**  
 Deceased;  
 Called **FOOTS-CRAT-PLACE,**  
 In the County of KENT.  
 Which will be sold by AUCTION,  
 By Mr. **LANGFORD** and Son,  
 At their House in the *Great Piazza, Covent Garden,*  
 On *Tuesday* the 14th of *April, 1772,*  
 In FIVE DISTINCT LOTS,  
 Beginning punctually at ONE o'Clock, viz.  
**LOT I.**

**T**HIS VILLA is built of stone, on a plan of PALLADIOS, with portico's, &c. and contains  
 a Rustic Story, a Principal Story, and an Attic Story.

The

P3860



### The R U S T I C,

Contains a Kitchen—an outer Kitchen—a Scullery—a Butler's Room—an Housekeeper's Room—Wine Cellar—Pantry—Dairy—Bake-House—Strong Beer Cellar—Small Beer Cellar—Servants Hall and Larder.

### The P R I N C I P A L F L O O R,

Is ascended to by a noble flight of steps, ornamented with two beautiful porticos North and South; under the steps of which are contrived retiring Closets—Coal Hole—Wood Hole—Bottle House, and several other conveniences; and from the South portico, is a beautiful view of the ground, the River Cray, and all the environs; and from thence there is likewise a most entertaining view of the shipping up and down the Thames.

### On the G R O U N D F L O O R,

There are, an India Dressing Room—an outer ditto—a Library—an Eating Parlour—a Gallery—a Drawing Room, and a spacious octagon Hall, with a superb Dome and Gallery, all finished in the highest and most approved taste.

### The A T T I C S T O R Y,

Consists of four Bed Chambers—four Dressing Rooms—two smaller Bed Chambers—four Garrets for Servants, and two mezzonino ditto. At a convenient distance from the Mansion are two out buildings; the one is from a design of Inigo Jones, and contains a good Brewhouse—a Landry, and a Washhouse, with courts and menageries for breeding fowls, swine and other conveniences. The other contains stabling for 12 horses, Coach houses for 4 carriages—three Harness Rooms—Bed Chambers for the Stablemen, Haylofts, &c. there is also an excellent oblong Kitchen Garden in fine manurage, and in full produce, walled in with cross walls, with a Hot House, Green House and Ice House, a large Barn, Cart-Houses, Cow Houses, Stables, Granary, &c. and likewise near the River, a Pigeon House, and a Fishing House, containing two neat Parlours and rooms over the river.

The land, including the cherry Orchard and Canal, consists of 50 acres of meadow, 89 of pasture; and 8 of wood, on lease; all surrounded with a pale fence, in good order; being exceeding well manured, and kept, and esteemed worth £ 2. an acre.

N. B. The cherry orchard may be taken into hand, allowing £ 9. per Annum out of the rent for that and the Tyger's Head together, on giving twelve months notice.

A Palladian Bridge of one arch is thrown over the river to the meadows, which are planted with clumps of Forest Trees; and through the coppice there are cut circuitous gravel walks of near half a mile.

The Premises are finished and compleated at an immense expence; are all FREEHOLD; (except the wood of 8 acres aforesaid) and with the several marble chimney pieces and flabs; paper hangings, locks, bolts, bars, and other fastnings, dressers and shelves, the vases on the House; the pumps, leaden cisterns, reservoirs, and fixed grates and stoves in the house, and outhouses, will be put up at—whatever Sum the Company shall approve.



## L O T II.

The *Tyger's Head Inn* at *Footscray*, with the barn, gardens, stables, outhouses, and large outlet behind the same, and about *four acres* of rich meadow land (let with the *Cherry Orchard* in Lot I. to *William Cock*, for a term whereof *eleven years* were unexpired at *Christmas* last, at £ 34. per Annum, clear of all taxes, excepting land tax.

Also two small *Messuages* adjoining, with yard and gardens behind the same, now let to *John Nunn*, at the small rent of £ 6 6. in consideration of his laying out £ 30. in repairs thereof, the timber for which was found him.

N. B. The *Tyger's Head Inn* is much under let, and the tenant was bound by covenant to lay out £ 105. in repairs thereof, which he has accordingly done.

## L O T III.

A *Messuage* in *Footscray Village*, with a garden, orchard, and field behind the same, in the possession of *Mr. George Cotton*, tallow chandler, let with other premises after mentioned, to *Mr. John Cotton*, for a term of which *nineteen years* are unexpired at *Lady Day* last ;] esteemed worth at least £ 14. 10s. per annum.

Also two other *Messuages* in *Footscray*, with the garden ground behind the same, formerly *Brownsmith's Cottages* ; let also to *Mr. Cotton* for the above term, and esteemed worth about £ 1. 10s. per annum.

Also a piece or parcel of arable land called *Serles Field*, containing about 2 acres and an half, let also to *Mr. Cotton*, with the premises above named, for the same term, and valued at £ 2. 10s. per Annum.

## L O T IV.

Two pieces or parcels of arable land, called *Mount Calver* and *Small Gairs*, situate in *Footscray* aforesaid, containing about 8 acres and 3-qrs. let also to *Mr. Cotton* for the above mentioned term, and valued at £ 9. 0s. 9d. per Annum.

## L O T V.

Sundry pieces of land ; containing about *twenty-four acres and an half* of rich arable land, let on lease also to *Mr. Cotton* (with the Premises in Lot III. and IV.) for the same term, at £ 47. per Annum, all together ; there remains therefore for the *twenty-four acres and an half* £ 19. 9s. 3d. per Annum.

About *fourteen acres* of wood land, let also to *Mr. Cotton* for the abovementioned term, at *Seven Pounds* per Annum.

The tenant has covenanted to grub up the wood land at his own expence, in consideration of which he has it at so low a rent.

## C O N D I.



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## CONDITIONS of SALE.

- 1<sup>st</sup>, **T**HAT the *highest Bidders* shall be declared the *Purchasers*; and if any *Disputes* shall arise between Two or more *Bidders*, the *Premises* shall be *immediately put up again and resold*.
  - 2<sup>dly</sup>, That no Person shall advance less than **FIFTY POUNDS** at each *Bidding* for Lot I. and so on in Proportion for the other Lots.
  - 3<sup>dly</sup>, That the *Purchasers* pay down *immediately*, into the Hands of Mr. LANGFORD and Son, a Deposit of **TEN POUNDS per Cent.** in part of the *Purchase Money*, and sign *Agreements* for the Payment of the *Remainder* on or before *Midsummer Day* next ensuing.
  - 4<sup>thly</sup>, That the **TRUSTEES** will execute (*at the said Purchaser's Expence*) proper *Conveyances* of the *Premises* so purchased, *free of all Incumbrances*, upon Payment of the *Remainder* of the *Purchase Money* on or before the Time above limited, and that all *Taxes, Parish Rates*, and other *Outgoings* shall be cleared to the said *Purchaser* to *Midsummer Day* next as *aforesaid*.
  - Lastly*, That if the said *Purchasers* shall neglect or fail to comply with the *Conditions* beforementioned, the *Money* by them deposited shall be forfeited, the said **TRUSTEES** shall be at full Liberty to *resell* the same; and the *Deficiency* (if any there should be by such second Sale, together with all *Charges, attending the same*) shall be made good by the **DEFAULTERS** at this present Sale.
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Particulars may be had of Mr. Palmer, in Coleman-Street; Mess. LANGFORD's, in Covent-Garden;  
and on the Premises.

SPECIAL  
AUCTION  
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